

**Permanent Building Committee
Minutes of February 10, 2016**

Present from the Permanent Building Committee: Ellis Neofotistos, Phil Thibault, Harvey Gagnon, Doug Dooley and Michael McNamara. Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

Absent: Paul Jussaume

The Chairman called the meeting to order at 4:32 p.m.

Monahan Park Restroom Project

Mark Hamel, Town Engineer was present for this portion of the meeting. Mr. Hamel presented the Committee with a requisition for Vanguard for work done on the Monahan restroom project. The amount of the requisition was for \$26,425.20.

Mr. Thibault made a motion to approve Requisition #3 to Vanguard Construction in the amount of \$26,425.20. Mr. Dooley seconded the motion. The motion carried unanimously.

There was a brief discussion of outstanding issues at the site such as plumbing start up, paving and occupancy.

High School Construction Project

Present for this portion of the meeting were:

Lyle Coghlin, Paul DuRoss of CTA Construction

D.F. Afonso - Domingos Roda and Domenic Afonso

Paul Kalous of Hill International

Frank Tedesco and Bill Peters of Mount Vernon Group

Andrew Graham, Dracut Public Schools

The Committee reviewed the agenda and began to discuss the drainage and sewer lines at the high school.

Mr. Coghlin stated that they have had conversations with Hill International and they are in a disagreement. Hill thinks their number is too high and CTA believes Hill's number is too low for the work involved. CTA feels they are quoting a fair price and feels that \$180,000 is too low. There was a discussion on the subcontractor to Afonso that would be doing the work. Afonso stated this is specialty work and that they were not going to be doing any of the work.

Mr. Dooley asked why Afonso put installed the sanitary line when they knew it was not going to work. Afonso stated they are not the engineers and this issue should not fall on the installer. There was a discussion as to this being a designer issue where the pipe going in and out of the building is at the same elevation and the flows are not where they were assumed they'd be. There

was further discussion as to why this is specialty work to Afonso and they stated because it involves a pump station.

There was a question as to why Afonso would have to be involved if they are not doing any of the work and just getting mark up. Mr. Coghlin stated they are a subcontractor to CTA and they are also involved in the drainage lines. Afonso would subcontract this job out to Gioioso. Afonso would like to stay out of this.

The Committee discussed the credit that is being offered by the Contractor for this issue at \$30,000 or \$40,000. There was a discussion as to maybe the Town putting it out to bid to try and get a better number by a local contractor.

The lowest price for this work is \$373,000 and then there is the mark up. Mr. Neofotistos asked Hill where the major differences were between the estimates. Some of the areas were paving, bypass pumping, piping, testing and mark ups. There are three areas that are too low where the gravity is not working. There was also discussion on the camera the town had put down the pipes and learned of some dips in the piping which contained waste. Mr. Graham has these lines pumped about every forty-five days.

There was a discussion on the estimates and how they would like to be able to compare line for line. Afonso stated they would try to get this comparable quote from Gioioso but could not guarantee it. Mr. Tedesco stated they need a schedule of values so that the two could be compared.

The Committee discussed how long Afonso thought the job would take. They stated it would take probably six weeks for the actual construction and a week or so for the drainage.

The Committee briefly discussed the drainage areas to be corrected. Some of the areas did not meet the storm capacity. Out of nine areas three did not meet capacity.

To summarize information for next meeting – Afonso will try and get a breakdown from Gioioso on the comparison estimate for the sanitary sewer. The drainage repair will be concentrated on three locations. The credit stands at \$40,000.

The Committee will meet two weeks from tonight on February 24, 2016 to evaluate this information. PCO's 354 & 356 can then be discussed after to see if there is a settlement.

HVAC Issues - Mr. Graham was asked if he had any issues with the HVAC. He stated he still cannot get the temperature over 60 degrees in the locker room area and the connector is too warm.

Ballfield Acceptance - The ballfield needs final acceptance and they will need Ben Garry to go out to the field and inspect it in the spring. There are ripple ruts out in the field.

Auditorium seating – The replacement of the backs of the seats will take place during February vacation. They will put some backs aside for spares. The work is to commence 2/16/2016.

Requisition – CTA

Mr. Peters had a requisition for CTA Construction for review by the Committee. Mr. Neofotistos stated they would look at the requisition and address it at next meeting. The requisition was for \$126,000 still holding \$105,000 retainage.

Dunnage Bids

Mr. Kalous reported on the dunnage bids received this date. He stated they received two bids one in the amount of \$220,950 and one in the amount of \$291,400. Mr. Kalous stated this was a good price and would recommend that the Committee move forward.

Mr. Thibault made a motion to award the contract to Eagle Point Builders of Belmont MA for an amount of \$220,950.00 subject to Hill International and Mount Vernon Groups verification of the paperwork and notice to proceed. Mr. Dooley seconded the motion. The motion carried unanimously.

Invoice

The Committee reviewed an invoice from Hill International for the month of December 2015.

Mr. Thibault made a motion to approve the invoice for Hill International in the amount of \$9,255 for project management services for December 2015. Mr. Gagnon seconded the motion. The motion carried unanimously.

2015 PBC Annual Report

Mr. Thibault made a motion to accept the annual report for 2015 as printed. Mr. McNamara seconded the motion. The motion carried unanimously.

Adjourn

Mr. Thibault made a motion to adjourn the meeting at 6:34 p.m. Mr. Gagnon seconded the motion. The motion carried unanimously.

Permanent Building Committee



Michael F. McNamara





